

REDMOND COMPREHENSIVE PLAN

Neighborhood Element

F. North Redmond Neighborhood Policies

North Redmond is bound on the north by NE 124th/128th Street, on the south by NE 116th Street, on the east by Avondale Road and on the west by State Route 202, Redmond-Woodinville Road. Prominent landmarks include Theno's Dairy, Washington Cathedral and Northstar Stables.

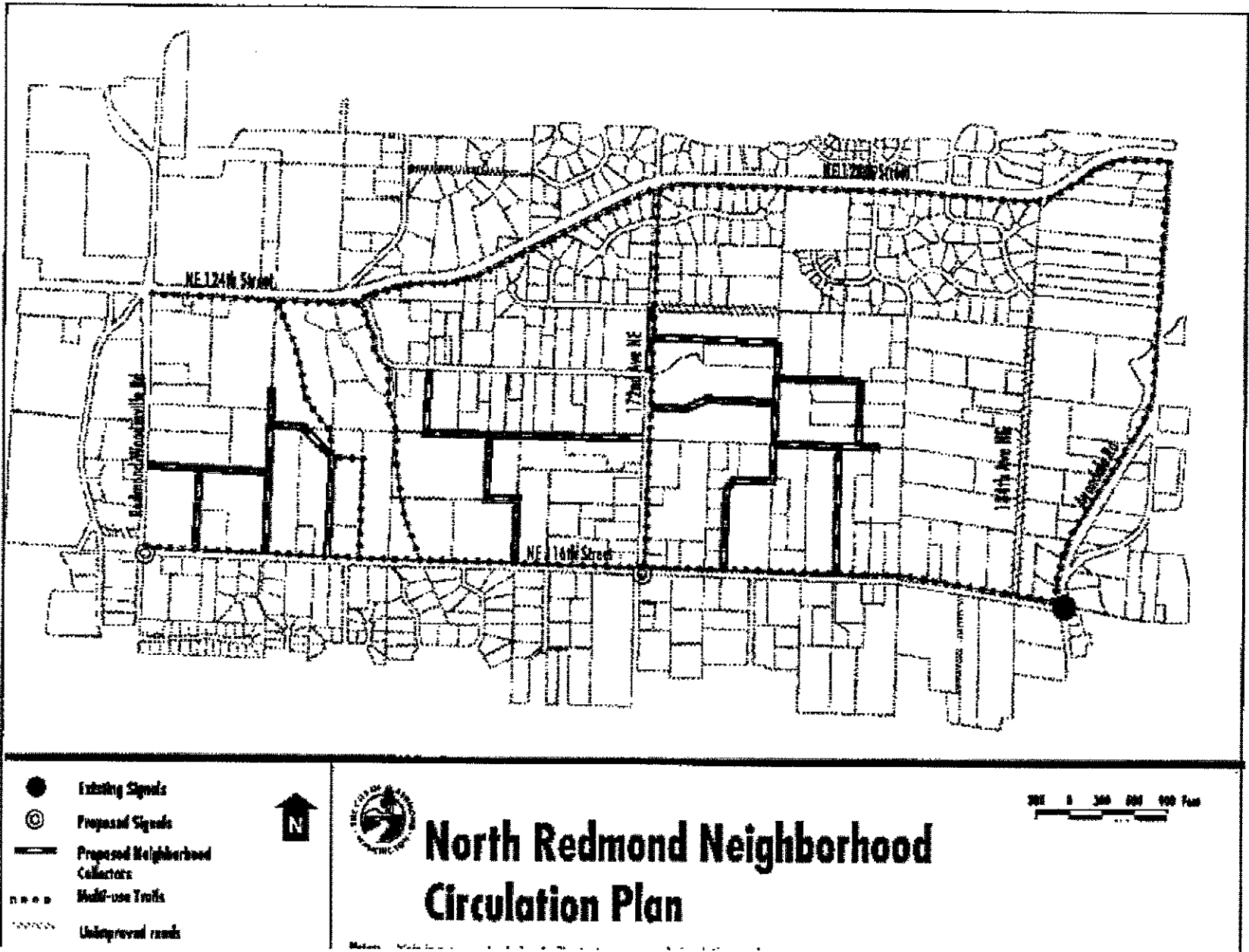
The area is characterized by both gentle and steep slopes. The highest elevation lies just to the west of 172nd Avenue NE. Slopes descend toward Bear Creek on the east and to a steep ravine on the west. Between the ravine and 154th Place NE, slopes descend from NE 116th Street toward NE 124th Street. In the area's eastern most portion, several small streams flow into Bear Creek.

All property from State Route 202 to 180th Avenue NE extended and including all of the Morning Meadows subdivision is within the Urban Growth Area (UGA). The eastern and western most portions of North Redmond lie outside of the UGA. These areas adjoin the Sammamish Valley to the west and Bear Creek to the east. Existing subdivisions are sited both to the south (Education Hill) and to the north (English Hill) of the area.

King County Countywide Planning Policies require that property within the Urban Growth Area be developed at urban densities in order to accommodate the region's growth expected for the next 20 years. The Land Use Chapter states that overall City-wide densities of primarily residential districts shall average to at least seven units per acre.

The following vision and policies address property within the City's potential annexation area and adjacent land immediately outside of the Urban Growth Area.

Map N-NR-1



Neighborhood Vision

North Redmond in 2012 has emerged as a distinctive and desirable neighborhood. Its eastern and western most portions have remained rural and agricultural, respectively. Open space corridors, characterized by streams leading to Bear Creek and by forested ravines, create a seamless continuity between rural areas and centrally located residential neighborhoods. Like hallways within a house, these corridors lead to rooms which provide living spaces. The residential developments are carved from the area's most environmentally unconstrained land. Environmentally sensitive wetlands and steep slopes are protected. Residential areas are setback from the major roads on the perimeter of the neighborhood. The protected slopes and wetlands have led to generous portions of land remaining forested.

Subdivisions built in the past 20 years offer a variety of housing options. Within North Redmond, there are houses built on acre lots and other more generally affordable homes built at four to eight units per acre. These new subdivisions join the residential areas on Education Hill with those on English Hill. The neighborhood is conveniently located for residents who work and shop in Redmond's urban center. Trails through open space corridors lead residents to equestrian facilities and recreational facilities.

- Large lot residential uses are located along NE 124th/128th Street, along the ravine bisecting the western half of the neighborhood and on the southern portion of land between Redmond-Woodinville Road and 154th Place NE.
- Low-moderate density residential uses are located along NE 116th Street, NE 122nd Street and 172nd Avenue NE.
- Rural areas are located between 180th Avenue NE extended and Avondale Road. An agricultural area lies on the northern half of the land between Redmond-Woodinville Road and 154th Place NE.
- Sensitive areas including steep slopes, wetlands and streams have been preserved. Forested areas on the steep slopes and along the streams protect these sensitive lands from erosion.
- Trails used by equestrians, pedestrians and bicyclists take advantage of the area's open space corridors and improved streets.

Neighborhood Policies

General Land Use Policies

General land use policies ensure that the North Redmond neighborhood will be primarily residential. Policies seek to balance the strong demand for additional residential development and the desire to preserve the area's natural qualities. By recognizing the value of environmentally sensitive areas such as Bear Creek, wetlands and steep slopes, the City's policies focus residential development in areas that have the least environmental constraints. Policies also place lower density residential land uses nearest agricultural production lands in order to create a buffer separating potential conflicts between residential subdivisions and farm operations. Property with the most redevelopment potential provides continuity between residential subdivisions to the south (Education Hill) with those neighborhoods to the north (English Hill).

N-NR-1 The North Redmond area shall remain a residential neighborhood.

N-NR-2 The City should encourage a variety of lot sizes and housing types within this neighborhood.

N-NR-3 The City shall support the goals and policies of the Bear Creek neighborhood plan where applicable.

N-NR-4 In order to create a cohesive and well designed neighborhood, owners of underdeveloped contiguous parcels should be encouraged to coordinate master planning.

N-NR-5 Housing adjacent to areas designated agricultural shall be very low-density (one dwelling unit per acre), clustered and screened to increase distance between housing and agricultural uses.

N-NR-6 Rural densities (one dwelling unit per five acres or other appropriate rural densities) shall remain in areas east of 180th Avenue NE extended with the exception of designated parcels at the northwest quadrant of Avondale Road and NE 116th Street. Because most of the area to the east of 180th Avenue NE extended lies outside of the Urban Growth Area (UGA), only rural development should be allowed by King County.

N-NR-7 Designated Large Lot Residential land uses (one dwelling unit per one acre) include the following areas: the southern portion of an area between Redmond-Woodinville Road and 154th Place NE; the ravine that extends between NE 116th Street and NE 124th Street including parcels at the southeast corner of Redmond-Woodinville Road and NE 124th Street; and the existing subdivisions north of NE 124th Street, including Sunrise Ridge, Wyndham Knoll, Morning Meadows and English Hills Estates.

N-NR-8 Designated Low-Moderate Density residential areas (four dwelling units per acre) shall extend from the Urban Growth Area boundary on the east (180th Avenue NE extended) to approximately the eastern slope of the ravine that lies between 172nd Avenue NE and Redmond-Woodinville Road. The same land use designation extends from the western slope of the ravine to Redmond-Woodinville Road. Another low-moderate density residential area includes three parcels at the northwest corner of Avondale Road and NE 116th Street.

Community Character and Design Policies

Much of North Redmond's character is derived from its open spaces and natural assets, such as its forested ravines, wetlands and open spaces. In order to preserve the area's natural features, the appropriate use of planning and design tools are needed to protect and enhance these assets. Several techniques can be used to retain these natural features while accommodating new residential development. The use of residential clustering, setbacks and landscape buffers will foster a neighborhood that coexists with the landscape rather than dominates it. By staggering subdivision setbacks along arterials, residential development will add visual variety and retain the area's rural qualities.

N-NR-9 Future development shall preserve the area's important natural features.

N-NR-10 Horsekeeping shall continue to be allowed in low-density residential areas. Trails in open space corridors and along setbacks should form a link to regional trails just beyond the neighborhood.

N-NR-11 Site design shall respect the natural features of the subarea, such as terraces, ravines, woodlands, streams and wetlands. Open space corridors should create a nearly seamless transition between rural areas and sensitive areas adjacent to developed portions of the neighborhood.

N-NR-12 Trees shall be retained along principal and collector arterials unless their location endangers public safety.

N-NR-13 Setbacks shall be established along principal and designated collector arterials in order to preserve the continuity between the Sammamish Valley and the north Redmond area's semi-rural character. A 75-foot setback shall be designated for the eastside of Redmond-Woodinville Road (SR 202).

N-NR-14 In order to retain the area's natural qualities and to encourage visual variety along the arterials, structures shall be set back a distance which is no less than 15% of the depth of the parcel before subdivision. An alternative design may be considered if applicants demonstrate that the policy's intent can be met equally well. Design shall be considered through the subdivision review process. In no case shall the setback be less than 50 feet for NE 116th Street, NE 124th/128th Streets, the west side of Redmond-Woodinville Road and the east side of 154th Place NE. Setbacks should be adjusted for redevelopment of existing properties two acres or less in size.

N-NR-15 New development shall not front along the principal arterials (Redmond-Woodinville Road, NE 124th/128th Street) and the collector arterial, NE 116th Street.

N-NR-16 Installation of landscaped buffers shall be required along Redmond-Woodinville Road, NE 124th/128th Street and NE 116th Street to reduce both the visual and noise impacts of traffic on residential development and to enhance the parkway qualities of Redmond-Woodinville Road. Buffers shall blend with the natural surroundings by use of berms, trees and plant material. Buffers should be designed with minimal maintenance requirements.

N-NR-17 Development of areas adjacent to the Sammamish Valley should preserve views of open space from the valley.

N-NR-18 Scenic view corridors toward the Cascades and the Sammamish Valley should be preserved. Proposed developments shall have view corridors delineated on preliminary plat maps.

Clustering Policies

The purpose of clustered development is to preserve the open space areas of the North Redmond neighborhood as well as to encourage the creation of housing types that may be more affordable. Clustering of units may occur through the subdivision or Planned Residential Development (PRD) process. Clustered development should be encouraged through the use of regulatory incentives.

N-NR-19 Clustering shall be encouraged in rural and large lot residential areas. Clustering shall be required when needed to protect environmentally sensitive areas and forested areas; to minimize adverse impacts of site development; to retain significant areas of permeable surface, and to reduce public facility and housing costs.

N-NR-20 In order to encourage clustering in the Low-Moderate Density Residential areas, a housing density bonus shall be used as an incentive.

N-NR-21 Structures shall be clustered so that they maintain significant amounts of contiguous open space.

N-NR-22 The City shall determine the percentage of open space set aside for clustering. The amount of open space should be no less than 25% of the site.

N-NR-23 Open space set aside due to clustering should be placed adjacent to open space corridors, parks, sensitive areas, buffers and low density residential areas.

N-NR-24 Design of clustered developments should be designed to minimize surface water impacts.

N-NR-25 The design of clustered developments shall be subject to an administrative review process.

N-NR-26 Existing rural structures should be retained without affecting the location of the clustering or the area that can be occupied by the cluster.

Natural Environment Policies

Policies to preserve the natural environment focus upon protecting the most environmentally sensitive areas and retaining open space corridors. These corridors, comprising streams and forested ravines, provide a visual continuity between rural and agricultural areas that lie to the east and west. In addition, open space corridors secure natural habitat for wildlife that otherwise would be displaced by development. Maintaining the integrity of forested slopes enhances the ecological functions of the region's streams, ensures survival of native wildlife and protects the property from excessive erosion and slope failure.

N-NR-27 Existing significant natural features shall be retained and enhanced. These include steep slopes, wetlands, streams and forested areas.

N-NR-28 Redmond's sensitive areas ordinance shall be enforced. Due to severe natural limitations, steep or erodible slopes, wetlands, wetland buffers, flood plains and stream corridors should remain undeveloped and undisturbed.

N-NR-29 Bear and Cottage Lake Creeks and their tributaries shall be protected and enhanced.

N-NR-30 Development should provide for connecting significant wildlife habitat into protected wildlife corridors.

N-NR-31 When more than 50% of wooded portions of the site must be cleared, a plan for re-vegetation, superior to existing conditions, should be implemented.

Parks, Recreation and Open Space Policies

As open space is diminished in some areas to accommodate residential development, these policies seek to ensure that remaining open space is protected and its quality enhanced. A significant portion of North Redmond will remain as open space because of the City's sensitive areas ordinance, setback and clustering regulations. In addition, the Bear Creek area and the Sammamish Valley will continue to be in rural or agriculture use. Parks also protect open space and provide recreational opportunities. The area currently lacks a neighborhood or community park within its boundaries. Closest existing parks are 60 Acres Park to the west and Farrel-McWhirter Park to the southeast. The Parks and Recreation Chapter identifies facility needs for the neighborhood. The creation of a centrally located park would begin to meet residents' recreational needs. The park should be located along one of the neighborhood's principal or collector arterials and should be integrated into the open space corridor and trail system.

N-NR-32 Land for parks and open space should be acquired through dedication or purchased by the City if appropriate land becomes available.

N-NR-33 A multi-purpose trail system should be developed which links residential areas with open spaces, parks, schools, stables and other recreational areas.

N-NR-34 Adequate rights-of-way should be provided for trail use in accordance with City plans when development of property occurs.

N-NR-35 The City shall create a parks and open space plan for the neighborhood.

Housing Policies

The North Redmond area provides a significant opportunity for the creation of affordable, owner-occupied housing. Development of the areas designated as Low-Moderate Density residential would serve an increasing demand by employees of Redmond area businesses for nearby housing. North Redmond property within the Urban Growth Area is among the few remaining potentially developable areas near Redmond to create this type of housing opportunity. The Housing Chapter further identifies this regional and local need, and the Land Use Chapter defines City-wide zoned density as an average of seven units per gross acre. Countywide Planning Policies also assert that property within the UGA be developed at urban densities.

N-NR-36 New subdivisions shall result in attractive, safe places to live.

N-NR-37 Proposed housing developments in the area should be appropriate to the needs and desires of individuals employed in and around Redmond.

N-NR-38 The City should encourage clustered units in order to ensure reduced costs for street, water, sewer and building construction.

N-NR-39 The use of planned residential developments and cluster subdivisions should be encouraged in the Low-Moderate Density residential areas where adequate acreage exists in order to create a variety of housing types.

Circulation Policies

Planning of new local and neighborhood collector streets needs to ensure the safety of both pedestrians and motorists. Design of these streets should also reinforce community character. To achieve this goal, policies seek to minimize intrusion of streets into environmentally sensitive areas, open space corridors and rural and agriculture areas. Policies also encourage that streets and sidewalks, where appropriate, be designed to reflect the area's suburban community character. Use of multi-purpose trails along arterials and in open space corridors in place of sidewalks will accommodate equestrian and other recreational uses.

N-NR-40 A circulation system within north Redmond should be developed that accommodates both motorized and non-motorized users in the planning, design and implementation of transportation projects.

N-NR-41 The City should conduct a traffic study of the neighborhood based on the proposed street and trail plan.

N-NR-42 The proposed circulation improvements should be considered as a conceptual diagram allowing for flexibility in street alignments. Property owners' and developers' recommendations should be considered by the Public Works and Technical Committee.

N-NR-43 New local and neighborhood collector streets shall be limited to two-lanes with additional turn lanes where necessary.

N-NR-44 All new local and neighborhood collector streets shall be built at the minimum allowable width in order to preserve the area's character, protect sensitive areas and reduce

stormwater runoff. In establishing construction standards and right-of-way widths for access to residential areas, the Technical Committee shall consider reductions from standards in order to reduce environmental and economic impacts, provided that congestion, hazards or difficulty in serving the area do not result from a reduction in standards.

N-NR-45 New streets and roads should follow, when possible, the natural topographic contours of the land.

N-NR-46 Traffic-calming techniques should be used to slow through residential traffic. Connecting 172nd Avenue NE road segments should be contingent on implementing such traffic-calming methods.

N-NR-47 Use of street lights in agriculture, rural and large lot residential areas should be minimized in order to preserve the neighborhood's semi-rural character. Use of street lights should also be minimized in Low-Moderate Density residential areas provided that lighting levels meet public safety needs.

N-NR-48 The City should consider modifications to City-wide curb and sidewalk standards in order to preserve the area's semi-rural character. The Technical Committee shall consider reductions from standards provided that public safety is maintained.

N-NR-49 A multi-purpose trail for pedestrian, bicycle and equestrian use should be built parallel to NE 116th Street, NE, 124th/128th Street, Redmond-Woodinville Road, Avondale Road and 172nd Avenue NE. A trail should follow the ravine in the western portion of the neighborhood and connect to the trail that follows the Puget Power easement by way of 162nd Avenue NE. A trail from the Northstar stables could link to other trails in the area.

Utilities Policies

The state Growth Management Act (GMA) and King County Countywide Planning Policies direct cities to be the provider of local urban services to urban areas. North Redmond property owners within the Urban Growth Area (UGA) who decide to subdivide their land are required to install urban water and sewer systems. Policies in the Utility Chapter and those stated below seek to achieve the following: to protect the environment by minimizing disruption of the natural and built environment when placing utilities and to encourage provision of utilities in an economical fashion. (Note: Several of the following policies reiterate ones found in the Utilities Chapter in order for area residents and property owners to understand City of Redmond policies toward the installation of public services.)

N-NR-50 The City shall ensure adequate public services for the existing community and for new development that is within the potential annexation area.

N-NR-51 New development shall fund public facility improvements necessary to serve growth.

N-NR-52 Property owners should be encouraged to use Local Improvement Districts (L.I.D.), where appropriate, in order to facilitate cost-efficient installation of public infrastructure.

N-NR-53 The City shall require public sewers for waste water collection in urban areas designated for one to four dwelling units per acre.

N-NR-54 On-site sewage disposal systems shall be the preferred method of managing waste water in designated Rural or Agriculture areas within the neighborhood.

N-NR-55 The extension of the sewer system shall be required if there are sewage disposal system failures for existing development regardless of whether property lies beyond the Urban Growth Area. Sewers may be extended into rural areas where required to solve health and safety problems. Extension of the system beyond the Urban Growth Area would not require annexation.

N-NR-56 Proper siting and maintenance of septic systems in the Bear Creek Area shall ensure that valuable ecological functions and amenity of water resources shall be preserved.

N-NR-57 All new developments within the potential annexation area shall be served by public water systems as defined by WAC 248-54 and provided for in the Coordinated Water System Plan for the area.

Annexation Policies

The City of Redmond generally maintains a "wait and see" policy toward annexations. In most cases, the City will not initiate an annexation. Policies in the Annexation Chapter govern this process and also reduce the possibility of having unincorporated property surrounded by the City. State law mandates that the City cannot annex property beyond the Urban Growth Area (UGA). Since the eastern and northwestern most portions of the neighborhood are outside of the UGA, these areas will remain rural and in unincorporated King County. Countywide Planning Policies, however, encourage annexation of property within the UGA at urban densities.

N-NR-58 The area north of NE 116th Street, south of NE 124th/128th Street and within the Urban Growth Area should be included in the City of Redmond potential annexation area. Annexations and service extensions may take place in phases and be completed before 2002.

N-NR-59 Annexations shall be restricted to property within the Urban Growth Area; rural and agricultural areas shall be excluded from annexation efforts.

N-NR-60 Applicants for annexations should be encouraged to apply jointly with other interested property owners or residents to reduce costs for the applicants and to enable the City to process annexation applications more efficiently.